

EXPLORE THE NEIGHBORHOOD

Capitol Hill

Seattle, Washington

PROPERTY ADDRESS

308 Summit Ave #203 - Seattle, WA 98102

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Explore Capitol Hill

Seattle's most vibrant, walkable, and culturally rich neighborhood

Capitol Hill consistently ranks among Seattle's most coveted neighborhoods — a dynamic blend of historic architecture, nationally recognized restaurants, independent boutiques, lush parks, and one of the city's most vibrant arts and cultural communities. From 308 Summit Ave #203, virtually everything is at your doorstep.

97

WALK SCORE

90

TRANSIT SCORE

85

BIKE SCORE

0.3 mi

TO LINK RAIL

■ Parks & Green Space

Two landmark parks anchor the neighborhood: the 50-acre Volunteer Park & beloved Cal Anderson Park. Together they offer trails, sports fields, a reflecting pool, wading pools, playgrounds & free summer concerts.

■ Dining & Nightlife

From James Beard–recognized chefs to beloved ramen and oyster bars, Capitol Hill's dining scene is among the Pacific Northwest's finest. Broadway and Pike/Pine offer dozens of world-class choices within a 10-minute

■ Arts & Culture

Home to the Seattle Asian Art Museum, Volunteer Park Conservatory, Seattle Central College, and dozens of independent galleries and live music venues — creative energy year-round.

■ Shopping & Markets

Elliott Bay Book Company, Melrose Market & Chophouse Row complement Broadway's 1.6-mile retail corridor. The Capitol Hill Farmers Market brings local produce, artisan goods & community every Sunday year-round.

Neighborhood Highlights

- Cal Anderson Park — pool, fields, skatepark & playground
- Volunteer Park — 50 acres, museum & conservatory
- Broadway Corridor — 1.6-mile retail & dining strip
- Pike/Pine Corridor — indie boutiques & bookstores

Getting Around

- Capitol Hill Link Light Rail — 5 min to downtown
- Seattle–Tacoma Airport — 30 min by Link Light Rail
- University of Washington — 3 stops north by rail
- Multiple Metro bus lines on Broadway & Madison St
- Lime Bike & Lyft scooter share throughout the area
- Easy I-5 & SR-520 access via Madison Street

Parks, Trails & Nature

Green escapes within walking & biking distance of 308 Summit Ave #203

■ Cal Anderson Park

0.3 mi · ~6 min walk

1635 11th Ave, Seattle, WA 98122

The beating heart of Capitol Hill. Cal Anderson Park features a dramatic reflecting pool and fountain, a children's wading pool and play area, lighted sports fields, a skatepark, oversized chess boards, and the powerful AIDS Memorial Pathway — a moving

Reflecting Pool

Children's Play Area

Wading Pool

Lighted Sports Field

Skatepark

AIDS Memorial Pathway

■ [Walking Directions \(Google Maps\)](#)

■ Volunteer Park

0.9 mi · ~18 min walk

1247 15th Ave E, Seattle, WA 98112

A 50-acre Olmsted-designed masterpiece and designated Seattle Landmark. Home to the world-renowned Seattle Asian Art Museum, the century-old Volunteer Park Conservatory, a historic Water Tower with panoramic 360° views, tennis courts, a children's playground,

Seattle Asian Art Museum

Conservatory

Water Tower Views

Tennis Courts

Dahlia Garden

Amphitheater

■ [Walking Directions \(Google Maps\)](#)

■ Louisa Boren Lookout

0.7 mi · ~14 min walk

1550 15th Ave E, Seattle, WA 98112

A hidden hilltop gem between Capitol Hill and Volunteer Park offering some of Seattle's most breathtaking views: Cascade Mountains, Lake Washington, and the full city skyline — especially stunning at sunrise and golden hour. A forested path connects to Volunteer

Panoramic City & Mountain Views

Forested Path

Dog Friendly

Picnic Area

Loop Trail

■ [Walking Directions \(Google Maps\)](#)

■ Interlaken Park & Boulevard Trail

1.2 mi · Drive or bike recommended

Interlaken Dr E, Seattle, WA 98112

A stunning old-growth forest corridor winding between Capitol Hill and Montlake. The historic 1.5-mile Interlaken Boulevard trail passes through towering Douglas firs and Western red cedars — ideal for trail running, leisurely dog walks, and peaceful forest

1.5-Mile Forested Trail

Trail Running

Dog Friendly

Old-Growth Forest

Car-Free Boulevard

■ [Walking Directions \(Google Maps\)](#)

Dining, Shopping & Town Center

Award-winning restaurants, beloved bookstores & artisan markets steps from home

■ RESTAURANTS & CAFES

Osteria la Spiga

0.6 mi

1429 12th Ave, Seattle 98122
Acclaimed Northern Italian, hand-rolled pasta & extensive wine list. One of

■ [Walking Directions](#)

Taylor Shellfish

0.5 mi

1521 Melrose Ave E, Seattle 98122
Pacific Northwest oyster bar. Fresh, sustainably farmed shellfish direct from

■ [Walking Directions](#)

Café Presse

0.4 mi

1117 12th Ave, Seattle 98122
Beloved French bistro open early to late. Exceptional steak frites & the best café

■ [Walking Directions](#)

Eltana Bagel

0.4 mi

1425 Broadway, Seattle 98122
Wood-fired Montreal-style bagels with creative schmears & toppings. A

■ [Walking Directions](#)

Tougo Coffee

0.3 mi

1410 18th Ave, Seattle 98122
Intimate café with exceptional single-origin pourovers. A favorite

■ [Walking Directions](#)

Ramen Danbo

0.5 mi

1222 E Pike St, Seattle 98122
Fukuoka-style tonkotsu ramen with deeply rich broth. Cult following for customizable

■ [Walking Directions](#)

Voodoo Doughnut

0.4 mi

1425 Broadway, Seattle 98122
Portland's iconic doughnut shop — bacon maple bars, Oreo glazed & beyond.

■ [Walking Directions](#)

Volunteer Park Café

0.9 mi

1501 17th Ave E, Seattle 98112
Beloved café adjacent to Volunteer Park. Exceptional pastries, sandwiches &

■ [Walking Directions](#)

Montana Bar

0.5 mi

1506 E Olive Way, Seattle 98122
Warmly lit cocktail bar. Craft cocktails, rotating local beer taps & a

■ [Walking Directions](#)

■ SHOPPING, BOOKS & MARKETS

Elliott Bay Book Company

0.5 mi

1521 10th Ave, Seattle 98122

One of America's most beloved independent bookstores. Over 150,000 titles, frequent author events, and a café serving

■ [Walking Directions](#)

Melrose Market

0.4 mi

1535 Melrose Ave, Seattle 98122

A beautifully restored 1920s auto row building housing artisan food stalls, butchers, florists, wine merchants &

■ [Walking Directions](#)

Chophouse Row

0.5 mi

1424 11th Ave, Seattle 98122

A pedestrian courtyard on 11th Ave with curated restaurants, boutiques & a wine shop. Designed as a live-work-shop

■ [Walking Directions](#)

Broadway Retail Corridor

0.3 mi

Broadway Ave E, Seattle 98122

Capitol Hill's 1.6-mile main street with QFC, Trader Joe's, pharmacies, boutiques, salons, fitness studios & entertainment.

■ [Walking Directions](#)

Community Events & Activities

Year-round calendar of markets, festivals, concerts & community programs

■ Year-Round

EVERY SUNDAY

Capitol Hill Farmers Market

Year-round Sunday market at Broadway & E Barbara Bailey Way, 11am–3pm. Fresh

DAILY

Seattle Asian Art Museum

Rotating exhibitions, community free days (first Thursday of each month),

DAILY

Volunteer Park Conservatory

Free and low-cost admission to five Victorian glasshouses with palms,

■ Fall & Winter (Sept – Feb)

OCTOBER

Capitol Hill Halloween on Broadway

One of Seattle's most festive Halloween celebrations. Costume

DECEMBER

Holiday Market at Cal Anderson

Annual winter holiday market with local artisan vendors, handmade gifts,

■ Spring (March – May)

MAR – MAY

Volunteer Park Cherry Blossom

Dozens of flowering cherry and plum trees bloom along Volunteer Park's

APRIL – MAY

Opening Day of Farmers Market

Spring opening festivities, chef demos, and an expanded vendor lineup

■ Summer (June – August)

JUNE – SEPT

Farmers Market — Summer Tuesdays

Extended summer market every Tuesday 3–7pm at Broadway & E Harrison.

LATE JUNE

Seattle PrideFest & Pride Parade

Capitol Hill hosts block parties, PrideFest on Broadway, and the city's

JULY

Capitol Hill Block Party

Annual three-day outdoor music festival on Pike/Pine with nationally

JULY – AUG

Volunteer Park Summer Concerts

Free outdoor concerts in Volunteer Park's natural amphitheater. Bring a

Community Organizations

■ Capitol Hill Community Council

Primary neighborhood advocacy group hosting community meetings, land use reviews &

■ Capitol Hill Housing (CHH)

Community development org managing affordable housing & the Pike/Pine Heritage

■ Seattle Central College

Public lectures, Broadway Performance Hall concerts & gallery exhibitions — 0.4 mi away

■ Seattle Parks & Recreation

Year-round programs at Cal Anderson & Volunteer Parks: youth sports, fitness

Neighborhood Overview

A concise profile of schools, commuting, neighborhood access and everyday livability

Capitol Hill blends the best of urban Seattle living: exceptional walkability, dense transit access, beloved local parks, independent businesses, and a strong sense of neighborhood identity. From 308 Summit Ave #203, daily errands, dining, recreation, and commuting are unusually convenient by Seattle standards.

97

WALK SCORE

90

TRANSIT SCORE

85

BIKE SCORE

0.3 mi

TO LINK RAIL

Neighborhood Character

Capitol Hill is known for historic apartment buildings, tree-lined streets, iconic nightlife, and one of Seattle's strongest concentrations of dining, arts,

Everyday Convenience

Broadway and Pike/Pine provide groceries, pharmacies, coffee shops, fitness studios, bookstores, banks, and light rail within a short walk. Residents can comfortably live

Schools Nearby

SCHOOL	TYPE	GRADES	APPROX. DISTANCE	MAPS
Lowell Elementary School	PUBLIC	K–5	0.6 mi	Walking
Stevens Elementary School	PUBLIC	K–5	0.8 mi	Walking
The Northwest School	PRIVATE	6–12	0.5 mi	Walking
St. Joseph School	PRIVATE	K–8	0.6 mi	Walking
Seattle Preparatory School	PRIVATE	9–12	0.7 mi	Walking
Holy Names Academy	PRIVATE	9–12	1.0 mi	Driving
Garfield High School	PUBLIC	9–12	1.1 mi	Driving

Commute Guide

DESTINATION	APPROX. DISTANCE	TYPICAL TRAVEL MODE	ESTIMATED TIME
Capitol Hill Link Station	0.3 mi	Walk	6–7 min
Downtown Seattle / Westlake	1.5 mi	Light Rail	5 min
University of Washington	3.0 mi	Light Rail	10–12 min
South Lake Union	2.0 mi	Drive/Bus/Bike	10–15 min
First Hill Medical District	0.8 mi	Walk / Bus	15–18 min
Seattle–Tacoma International Airport	15+ mi	Light Rail	~30 min

Quick Reference Guide

All major neighborhood destinations in one fast, buyer-friendly reference table

All key destinations from 308 Summit Ave #203 compiled for quick reference. Walking guidance for destinations under one mile; drive or rail for destinations beyond one mile.

23

KEY DESTINATIONS

0.3 mi

TO LINK RAIL

0.3 mi

TO CLOSEST PARK

97

WALK SCORE

NAME	CATEGORY	ADDRESS / AREA	DISTANCE	TRAVEL TIME	MAPS
Capitol Hill Link Station	Transit	Broadway & E John St, Seattle	0.3 mi	6–7 min walk	Open Map
Cal Anderson Park	Park	1635 11th Ave, Seattle	0.3 mi	6 min walk	Open Map
Broadway Retail Corridor	Shopping	Broadway Ave E, Seattle	0.3 mi	6 min walk	Open Map
Tougo Coffee	Cafe	1410 18th Ave, Seattle	0.3 mi	7 min walk	Open Map
Melrose Market	Market	1535 Melrose Ave, Seattle	0.4 mi	8 min walk	Open Map
Café Presse	Dining	1117 12th Ave, Seattle	0.4 mi	9 min walk	Open Map
Elliott Bay Book Company	Bookstore	1521 10th Ave, Seattle	0.5 mi	10 min walk	Open Map
Taylor Shellfish	Dining	1521 Melrose Ave E, Seattle	0.5 mi	10 min walk	Open Map
Chophouse Row	Shopping	1424 11th Ave, Seattle	0.5 mi	11 min walk	Open Map
The Northwest School	School	1415 Summit Ave, Seattle	0.5 mi	10 min walk	Open Map
Lowell Elementary School	School	1058 E Mercer St, Seattle	0.6 mi	12 min walk	Open Map
St. Joseph School	School	1107 18th Ave E, Seattle	0.6 mi	13 min walk	Open Map
Louisa Boren Lookout	Viewpoint	1550 15th Ave E, Seattle	0.7 mi	14 min walk	Open Map
Seattle Prep School	School	2400 11th Ave E, Seattle	0.7 mi	15 min walk	Open Map
Stevens Elementary	School	1242 18th Ave E, Seattle	0.8 mi	16 min walk	Open Map
Volunteer Park	Park	1247 15th Ave E, Seattle	0.9 mi	18 min walk	Open Map
Volunteer Park Café	Cafe	1501 17th Ave E, Seattle	0.9 mi	18 min walk	Open Map
Holy Names Academy	School	728 21st Ave E, Seattle	1.0 mi	5 min drive	Open Map
Garfield High School	School	400 23rd Ave, Seattle	1.1 mi	6 min drive	Open Map
Interlaken Park	Trail	Interlaken Dr E, Seattle	1.2 mi	7 min drive	Open Map
Downtown / Westlake	Employment	Westlake Center, Seattle	1.5 mi	5 min rail	Open Map
South Lake Union	Employment	South Lake Union, Seattle	2.0 mi	10–15 min drive	Open Map
University of Washington	University	3.0 mi via Link Rail	3.0 mi	10–12 min rail	Open Map

Category colors:

Parks/Nature

Dining/Cafes

Schools

Transit

Markets

Capitol Hill Light Rail Station

Your direct connection to downtown Seattle, UW & the regional transit network

Capitol Hill Station is an underground Link light rail station that gives the neighborhood a fast connection to downtown, the University of Washington, and the wider regional transit network. It opened on March 19, 2016 as part of Sound Transit's University Link extension and quickly became a major access point for residents, students, workers, and visitors. From 308 Summit Ave #203, the station is just a 6–7 minute walk.

0.3 mi

FROM HOME

5 min

TO DOWNTOWN

2016

YEAR OPENED

■ Location and Role

The station sits near Broadway and East John Street, serving Capitol Hill between Westlake and University of Washington stations on Link. Its location places riders close to housing, nightlife, restaurants,

■ History

Capitol Hill Station opened March 19, 2016 as part of Sound Transit's University Link extension. The project extended rail north from downtown Seattle, substantially reducing travel times — trips between

■ Design

The station features a single island platform approximately 65 feet below street level, with mezzanine levels and multiple entrances connecting riders to the surface. Its underground design supports rapid

■ Why It Matters

The station transformed mobility in Capitol Hill by making rail a practical daily option for work, school, events, and airport trips. Sound Transit lengthened trains soon after opening to meet demand — a testament to

Good to Know

- Capitol Hill Station is part of Seattle's Link light rail network, providing direct regional mobility from one of the city's most active neighborhoods.
- Its placement near Capitol Hill destinations makes it useful for both daily commuters and visitors exploring the area on foot.
- Sea-Tac Airport in ~30 minutes, downtown Westlake in 5 minutes, UW in 10–12 minutes — all without a car.
- The station helped reinforce Capitol Hill's identity as a dense, transit-oriented, walkable urban center.

■ [Get Directions to Capitol Hill Link Station \(Google Maps\)](#)

Prepared as an additional handout for the Capitol Hill document set. Sources: Sound Transit overview and station history materials.